

**ARTICLE 27**  
**SUMMARY OF PROPOSED ACTIVITIES AT THE  
BLACKBURN AND UNION PRIVILEGES SUPERFUND SITE**

The Blackburn & Union Privileges Site, the location of industrial and commercial processes dating back to the 1600s, was designated a Superfund Site by the United States Environmental Protection Agency due to the contamination of sediment and groundwater with asbestos, hazardous materials, and wastes. A portion of the Superfund Site includes eleven parcels comprising approximately twenty-six acres of land located on the east and west sides of South Street, which parcels the Treasurer/Collector, the Town's tax title custodian, is in the process of acquiring through tax title foreclosure against the current property owners. The Superfund Site is the subject of the case captioned United States of America v. BIM Investment Corporation, Shaffer Realty Nominee Trust, Tyco Healthcare Group, LP, and W.R. Grace & Co.-Conn., Civil Action No. 1:10-cv-11263. A Record of Decision in that case was issued in September, 2008 which prescribes a long term clean-up plan at the Site. Also, a Consent Decree was entered into in December, 2010 between the United States and the Defendants, as the result of a \$13 million legal settlement, to implement and provide a funding mechanism for the Defendants' obligations under the Record of Decision. The Town is not a party to the cited case and is shielded from all liability associated with the contamination currently at the Site under the Record of Decision and the Consent Decree. The obligations and undertakings, including all related costs and expenses of implementation of the Record of Decision and the Consent Decree, are fully the responsibility of the four responsible party Defendants. Also, the Massachusetts Attorney General, in consultation with the Massachusetts Department of Environmental Protection, has reviewed and is supportive of the Town's Brownfields "Covenant Not To Sue" application, final approval of which will result in further shielding of the Town from liability and suit by the Commonwealth and noticed third parties for the pollution and contamination presently located at the Site.

Article 27 of the Spring Town Meeting Warrant seeks authorization for the Board of Selectmen to acquire the eleven parcels of land to undertake redevelopment of a portion of the Site and facilitate the responsible parties' immediate and long term implementation of their obligations under the Record of Decision and Consent Decree. The Town's redevelopment project anticipates construction, on the east side of South Street, of two new slab-on-grade buildings for a Senior Center and a Police Station. The project also proposes conversion of an abandoned rail bed into a walking trail linking the acquired property to the Town Forest and the High School, and construction of supporting parking facilities and related lighting and landscaping. Also, approval of Article 27 will allow the Board of Selectmen to convey, lease, and grant easements on the acquired property allowing the responsible parties, the Massachusetts Department of Environmental Protection and the U.S. Environmental Protection Agency to access it to implement the requirements of the Record of Decision and Consent Decree and conduct compliance monitoring. The responsible parties will construct a groundwater treatment facility to remediate contamination and will cover and cap affected portions of the property. Responsible parties, Grace and Covidien, have agreed, at their cost and expense, to demolish a dilapidated mill building on the west side of South Street and construct parking facilities in its place, in support of the Town's anticipated redevelopment project. In sum, approval of Article 27 will facilitate Site remediation and foster the Town's redevelopment project, resulting, in increased open space resources and active and productive re-use of the property.



# Article 27

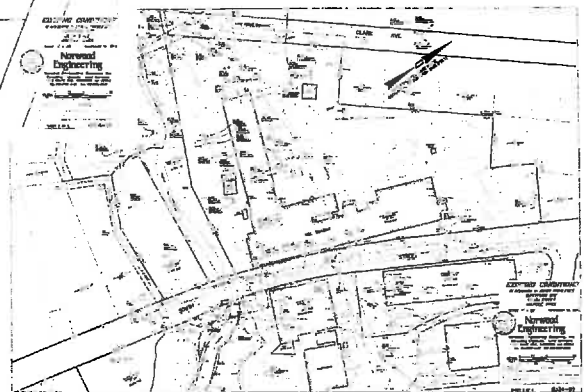
## Walpole Superfund Site New Clean Vision



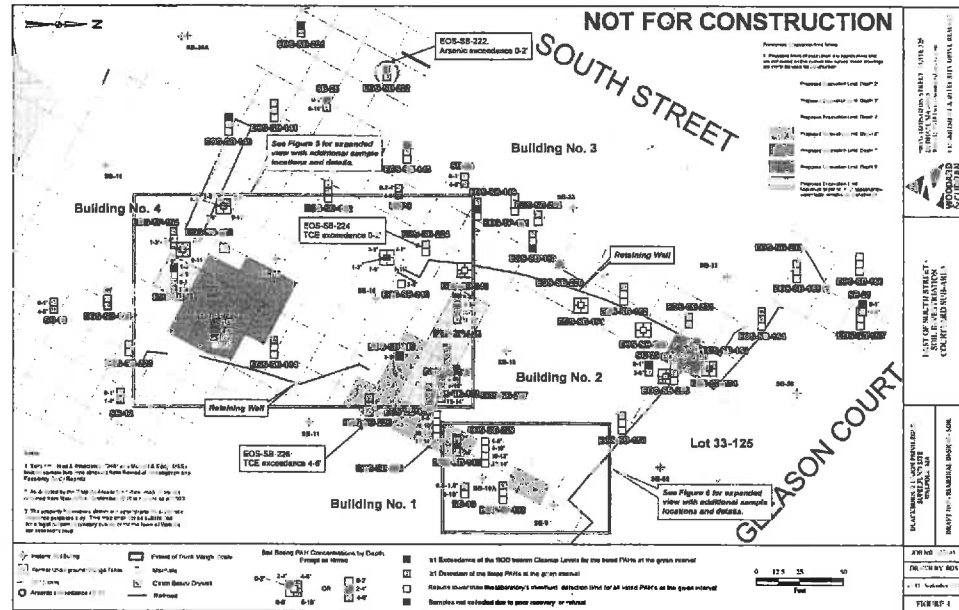
committed to sustainable solutions



### Existing Surveys

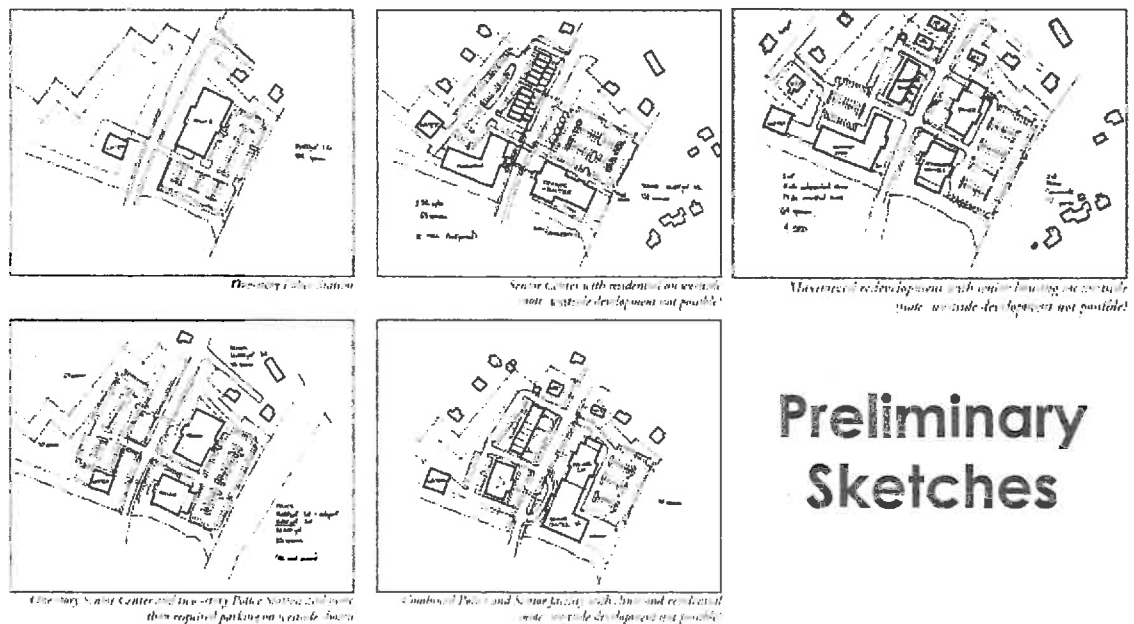


## Site Characterization & Remediation Planning



December 2, 2013

### Analysis & Recommendation



December 2, 2013

## Analysis & Recommendation

## Draft 1: Police Station Only



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Analysis & Recommendation

## Draft 2: Senior Center Only



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## Draft 3: Separate Buildings



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Analysis & Recommendation

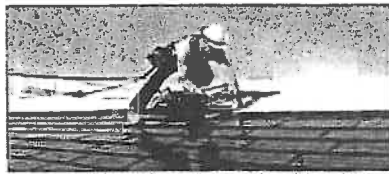
## Draft 4: Combined Facility



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Analysis & Recommendation

## On-Site Sustainable Alternatives



*Solar panels on roofing or maybe outside at a later time*



*Fencing alternative at a site*



*Rainwater harvesting as a possible design feature*



*Drive-off area appropriate to the surrounding residential properties*

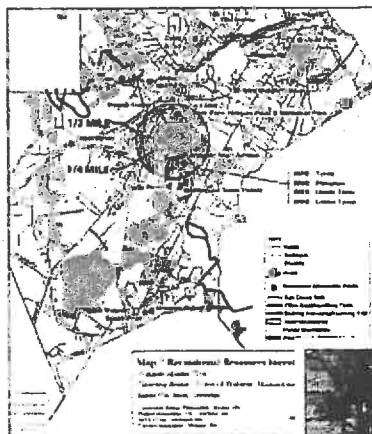


*Grassland over instead of lawn and other low maintenance landscape*

December 2, 2013

Analysis & Recommendation

## Community Benefits



*Location of the open space relative to the site*



*More formal areas with furniture and pocket paths*



*More natural areas through a series*



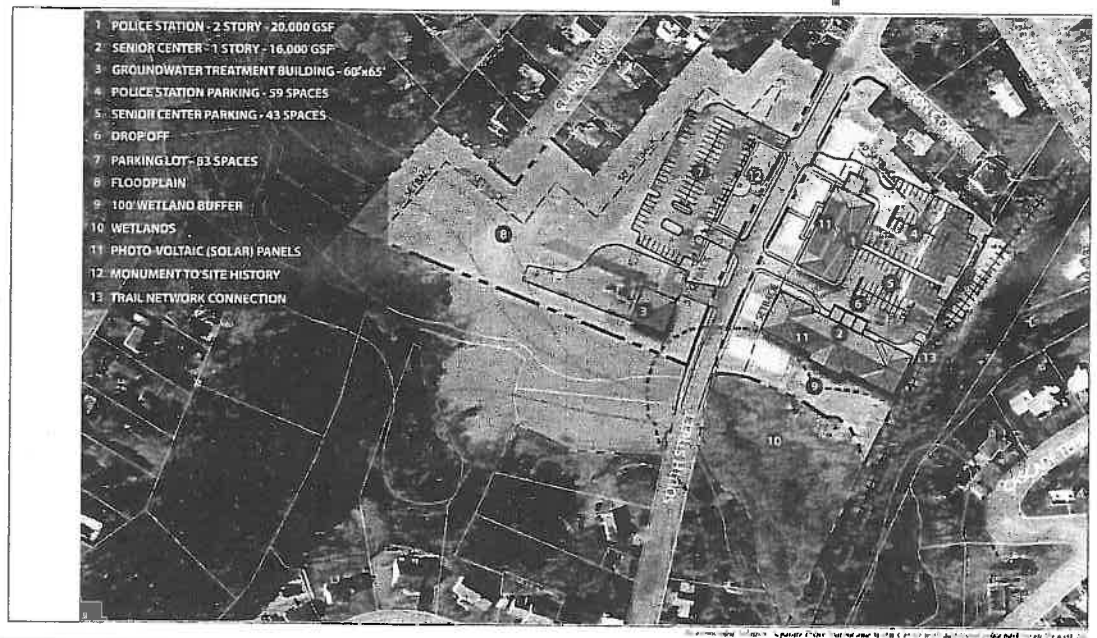
*Historical monument and educational features exploring the former use and context of the site*

December 2, 2013

Analysis & Recommendation



# Recommended Redevelopment



December 2, 2013

Analysis & Recommendation